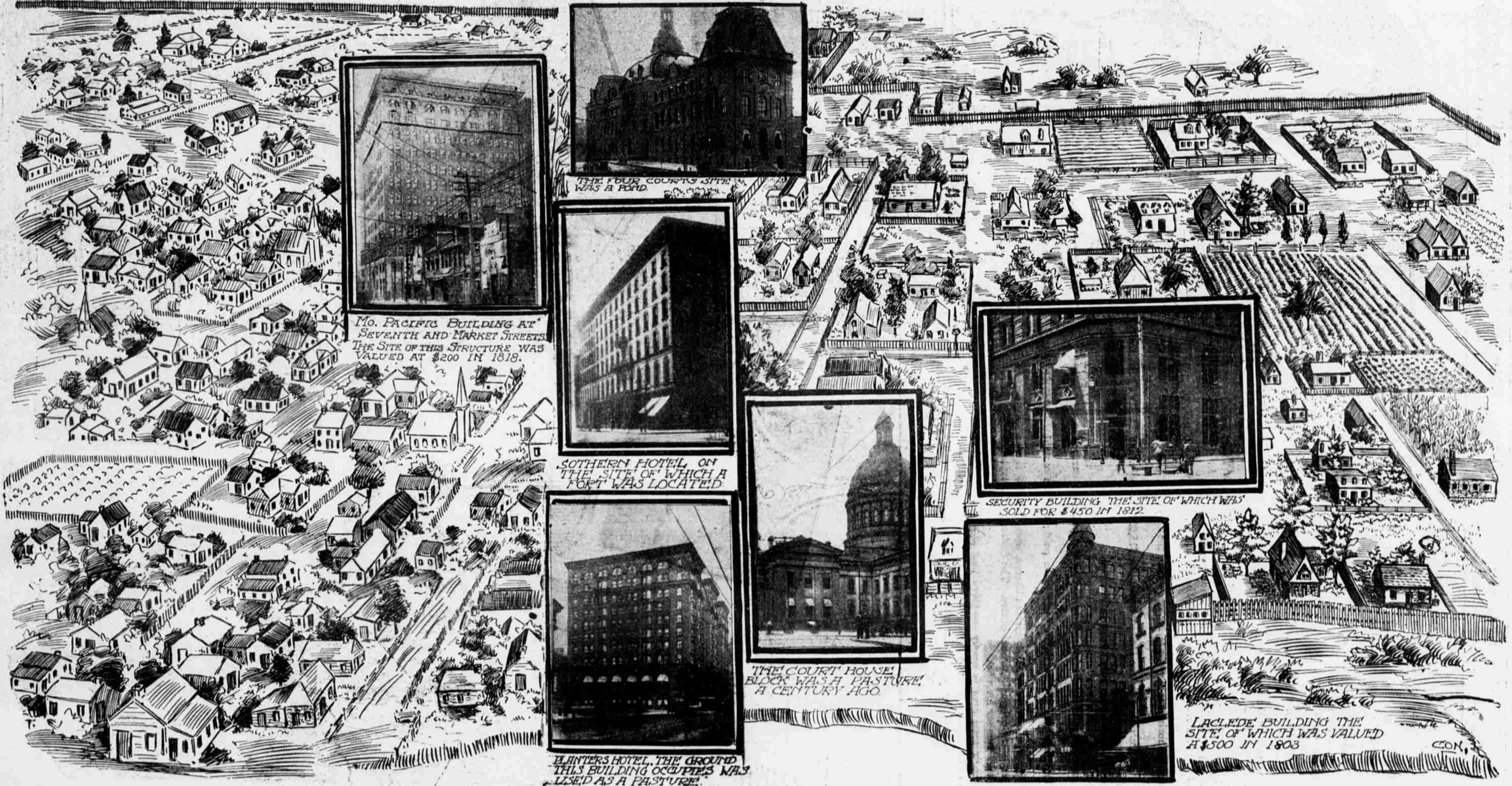


# Improvements of a Century in St. Louis Realty—How the Town Has Grown From a Suburb of Carondelet, Old French Settlement, to the Greatest City of the Louisiana Purchase.



THE REPUBLIC: SUNDAY, APRIL 26, 1902.

## ONE HUNDRED YEARS AGO ... IN ST. LOUIS ...

A fort was located on the site of the Southern Hotel.

Most of the stores were on the river bluff, clustered about landings.

Part of the Planter's Hotel block was used by the Chouteaus for a pasture.

The Security Building block was valued at \$400.00.

The assessed value of property did not exceed \$100,000, real and personal.

One hundred years later the assessed values aggregate \$405,000,000, or four thousand times greater than when Thomas Jefferson made the Louisiana Territory a part of the United States.

WRITTEN FOR THIS SUNDAY, REPUBLIC.  
In buying a 2-cent postage stamp on a \$1.00 bill one may get a fair idea of the relative size of St. Louis in 1800 and 1900. Louis in 1900.

To show the contrast in geographical dimensions a \$1 bill would serve as well as the larger \$1.00 note as representing the city at the present day, in connection with the little stamp as showing the size at the time of the Louisiana Purchase.

In 1800 the population barely exceeded 2,000.

Now the city has about 700,000.

When Napoleon sold the territory of which St. Louis was destined to become the greatest city there were only ninety-three property-owners in the town.

To-day there are upward of 50,000 freeholders.

The assessed value of St. Louis property in 1800 did not exceed \$100,000, real and personal.

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WHEN ST. LOUIS WAS A SUBURB OF CARONDELET.

In 1800 St. Louis was a suburb of Carondelet, the old French settlement, which subsequently became a comparatively small

part of this city, and is now the southern terminus.

According to old maps on file at the office of the Trust Company, St. Louis in 1800 covered an area of about two and one-half miles.

The present boundary lines embrace sixty-two square miles, bordered with closely built suburbs covering many more miles, which are virtually a part of the city.

At the time of what is now East St. Louis with its various industries and a population of 50,000, was a series of villages, river bluffs and forests primeval, with Indian tepees and the huts of a few hardy settlers scattered among them.

To cut a road of St. Louis in 1800 out of the prairie city it would take up proportionately about as much room as a lady's thumb generally occupies in an ordinary fan, the city being fan-shaped.

The town boundaries a century ago described a crescent from Chouteau avenue, then Hazel street, on the south, to about where Franklin avenue is to-day, then a line between Franklin street and the present Broadway to the western edge.

The boundary line was marked by a series of forts and stockades to prevent possible attacks by the Indians.

Two of the principal forts were located on the river, one at the foot of Washington avenue into which the stockade line ran from Gratiot street, and the other at the

foot of Hazel street, or Chouteau avenue.

SOUTHERN HOTEL SITE.

The connecting forts or outposts were located, the largest on the site of the Southern Hotel, another just below on Poplar street, a third at what is now Third and Olive streets and the fourth at Third street and Washington avenue.

All the houses of that period were low, frame or log structures, which in most cases the tenants themselves erected, and crude engravings of the town at that period show them to have been widely scattered.

Most of the stores were on the river bluff, clustered about the principal landings, the water being narrow cuts through the banks to the water's edge at Olive and Market streets.

The Plaster's Hotel block was used by the Chouteaus for a pasture.

There are the Stars and Stripes first raised.

PLANTS NAMED AFTER VARIOUS VARIETIES OF TREES.

Numerous trees running west from the river which had been planted, French nomenclature were changed prior to 1800 to conform to various varieties of trees.

Many of them bear the same names to-day. The notable changes have been as follows:

Washington street was known as Laure street, Lucas avenue as Franklin, Main street, Valentine as Almond, Clark avenue as Myrtle street, Gratiot as Mulberry, and Chouteau as Hazel street.

There was no paving, and plank sidewalks were in use upon a few of the principal thoroughfares.

MEAGER SUMS RECORDED IN REAL PROPERTY TRANSFERS.

Very few transfers named in the transfers can only be approximated from the deeds filed a decade later.

The records show that in 1802 Auguste Chouteau sold to John B. Lucas the block on which the \$100,000 Security building now stands at Fourth and Lucas streets.

The consideration was \$100.

Six years later the site of the new \$1,000,000 Missouri Pacific building at Seventh and Market streets, which location was taken into the city a short time prior to 1808, was sold by Auguste Chouteau to John B. C. Ladd for \$200.

The consideration was \$200.

The first sale of the site of the present Laclede building was recorded in 1807, the property having been recorded in the Lucas family since an uncertain date prior to the Louisiana Purchase in 1803. The price mentioned was \$500.

The value of that block, the ground for alone, to-day is several million dollars.

At the time of the Louisiana Purchase it was not the custom to record deeds.

It is evident that in those days the owners of the land obtained under grant from the Spanish or French crowns had a system of their own for exchanging their possessions.

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Philip Gullory, Pierre Chouteau, James Smith, A. P. Lester, E. H. Lester, Nicholas Lecompte, Francis Durcy, John B. Morin, Francois Dupuis, Pierre Bouche, Joseph Jouet, Louis Bienvenu du Désile, Jeremiah Conner, Antoine Plantain,

John P. Cabanne, Joseph Clamorgan, Yves Lejeune, Bartholemew Berthold, Pierre Martin, Pierre Bruneau, Francis Jordan, Labrouze.